

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 2, 2012
Re: Staff Report for The Pinnacle Club Golf Villas – Development Plan

Item #6 – The Pinnacle Club Golf Villas – Development Plan

(PID# 201201170001)

Application: Development Plan
Location: Pinnacle Club Drive, East of Clubhouse
Applicant: **Joseph Ciminello, Pinnacle Condo LLC**
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text (February 14, 2011 revision)
- The Pinnacle Club of Grove City Development Standards Text (March 28, 2011 revision)

Project Summary:

The applicant is requesting approval of a Development Plan for the Pinnacle Club Condos, located along Pinnacle Club Drive directly east of the Pinnacle Club clubhouse. The proposed condo site will contain twenty (20) units on 4.74 acres of land, for a proposed density of 4.22± dwelling units per acre. The site will be comprised of both attached and detached structures, with finishes to match the clubhouse. The project is proposed to be completed in three (3) phases.

Site Plan

The proposed attached condo units will be accessed from a private drive off the north side of Pinnacle Club Drive. The private 22' drive terminates at the western edge of the development, at the parking lot for the Pinnacle Club clubhouse. Proposed plans show that the connection between the parking lot and the private drive will be for emergency vehicles or by gated resident access only.

Proposed plans show a 10' front setback, 25' rear setback, and a 25' side setback on the east side of the property. Unit 12 is shown on plans as less than two feet from the western property line; however the applicant has stated that the condo lot will be combined with the larger lot containing the Pinnacle Club clubhouse to create one lot, essentially eliminating the setback requirements for the lot as displayed on plans. Previous

concerns over the proximity of proposed unit 12 to the Pinnacle Club clubhouse parking lot have been addressed with the removal of the parking spaces in the northeast corner of the lot and installing a line of trees to act as a buffer between the parking lot and the dwelling unit.

Building

The applicant is proposing to construct six (6) detached single-family condos and three (3) attached condo structures with four (4) units apiece with this development. An area for an additional two (2) unit structure is shown on plans; however details for this structure have not been included. A separate development plan amendment will be required before this structure can be approved and built.

The proposed detached units will be single story courtyard homes accessed off Pinnacle Club Drive, finished in stucco with stone accents to match the clubhouse. The detached structures are the same units proposed for the amended development plan for Subarea A3 – a variety of potential housing types based on four Epcon base models: the Promenade, Portico, Palazzo, and Piazza.

The proposed attached structures will be accessed off a private access drive off Pinnacle Club Drive. Each of the three structures will have four units and be two stories with rear patios, and exterior finishes matching the Pinnacle Club clubhouse. All units will have attached two-car garages, with eight (8) additional one-car garages located along the private drive.

Landscaping

The submitted landscape plans shows a landscaped entry feature, screening between the rear patios of attached structures and landscaping along the front of the proposed attached structures. Common landscaping is also shown for the detached structures fronting Pinnacle Club Drive, including a continuous evergreen hedge along Pinnacle Club Drive, in place of the horse fence utilized elsewhere in the development.

Parking

All proposed attached units have two car garages and all proposed detached courtyard homes have at least a 1.5 car garage with the option to replace with a two car garage. Eight (8) additional one-car garages and twelve (12) guest parking spaces are located along the proposed private drive.

Signage

The proposed development will have an entry feature and signage to match other entry features in the Pinnacle Club, with stone walls and raised brass letters mounted on a limestone surface.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: Staff does not believe that the proposed development will be a detriment to present and potential surrounding uses. Sufficient landscaping is proposed to screen the proposed dwelling units from any potential negative effects from the adjacent clubhouse parking lot.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: Staff believes that exceptions from the Zoning Code proposed in the development plan that are warranted by the design of the development, including landscape screening from the adjacent Pinnacle Club clubhouse parking lot, and additional guest parking and "No Parking Fire Lane" signs to compensate for the 22' wide roadway.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development is bordered by land already developed – the Pinnacle Club clubhouse to the west, the Pinnacle Club Golf Course to the north and east, and Pinnacle Club section 6 part 3 (single family residential) to the south across Pinnacle Club Drive. Exterior materials have been selected to match the style of the adjacent clubhouse, and single-family houses are proposed fronting Pinnacle Club Drive to more closely match the character of the single family detached housing across the street in Pinnacle section 6 part 3.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The approved zoning text for the Pinnacle Club states that Subarea H shall be developed with single-family homes or attached single-family cluster home condominiums.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The proposed 22' wide private roadway is adequate to carry resident traffic in the development, with the proposed gated access from the clubhouse parking lot making the roadway accessible for emergency vehicles.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utility services are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: Staff feels that the proposed development contains adequate resident and guest parking, landscaping, and utilities to create a desirable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed development can be fully prepared for the development and construction of residences within seven years of approval.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the following stipulations:

1. The proposed gate restricting access to the Pinnacle Clubhouse parking facility shall have a decorative design, finished in black and incorporate additional stone structured elements to match other entrance areas within the subdivision.
2. At least 50% of the proposed detached structures fronting Pinnacle Club Drive shall have the optional 2nd floor bonus room.
3. Two 2-inch caliper trees are to be planted for every detached dwelling unit.